

ADDRESS: 284 PERRYMAN STREET
NEW BRAUNFELS, TEXAS 78130
ORDERED BY: PYPYR OLSON

**0.2066 ACRE
LOT 10
NEW CITY BLOCK 1072**
AN UNRECORDED SUBDIVISION IN THE CITY
OF NEW BRAUNFELS
COMAL COUNTY, TEXAS
(SEE ATTACHED METES AND BOUNDS DESCRIPTION)

I, Maria Chavez, the property owner, acknowledge that this site plan submitted for the purposes of rezoning this property is in accordance with all applicable provisions of the Zoning Ordinance. Additionally, I understand that City Council approval of this site plan in conjunction with a rezoning case does not relieve me from adherence to any/all City-adopted Codes/Ordinances at the time of plan submittal for building permits. Nor does it relieve me from adherence to any/all state or federal rules and regulations.

NOTE: THIS SURVEY WAS PREPARED WITHOUT A TITLE COMMITMENT. OTHER EASEMENTS AND/OR BUILDING LINES MAY AFFECT THIS TRACT.
NOTE: LOWER COLORADO RIVER AUTHORITY EASEMENT PER VOL. 114, PG. 623.



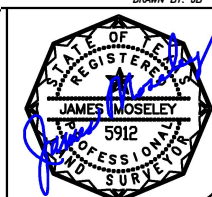
THIS PROPERTY DOES NOT LIE WITHIN THE 100 YEAR FLOOD PLAIN AS PER FIRM PANEL NO. 48091C 0455 F
MAP REVISION: 09/02/2009
ZONE X-SHADED
BASED ONLY ON VISUAL EXAMINATION OF MAPS. INACCURACIES OF FEMA MAPS PREVENT EXACT DETERMINATION WITHOUT DETAILED FIELD SURVEY.

A SUBSURFACE INVESTIGATION WAS BEYOND THE SCOPE OF THIS SURVEY

D.C.L. = DIRECTIONAL CONTROL LINE
RECORD BEARINGS: CF. NO. 202108046545

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND, THAT THIS PLAT CORRECTLY REPRESENTS THE FACTS FOUND AT THE TIME OF SURVEY AND THAT THERE ARE NO ENCROACHMENTS APPARENT ON THE GROUND, EXCEPT AS SHOWN HEREON. THIS SURVEY IS CERTIFIED FOR THIS TRANSACTION ONLY.

JAMES E. MOSELEY
PROFESSIONAL LAND SURVEYOR
NO. 5912
JOB NO. SA2023-02103
MAY 15, 2023



Driveway measurements
47 ft long x 13.5 ft wide.

each parking space in 9ft wide and 20 ft long
2 parking spaces on driveway to enter at
Perryman Street - ingress/egress



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FIRM NO. 10063700

